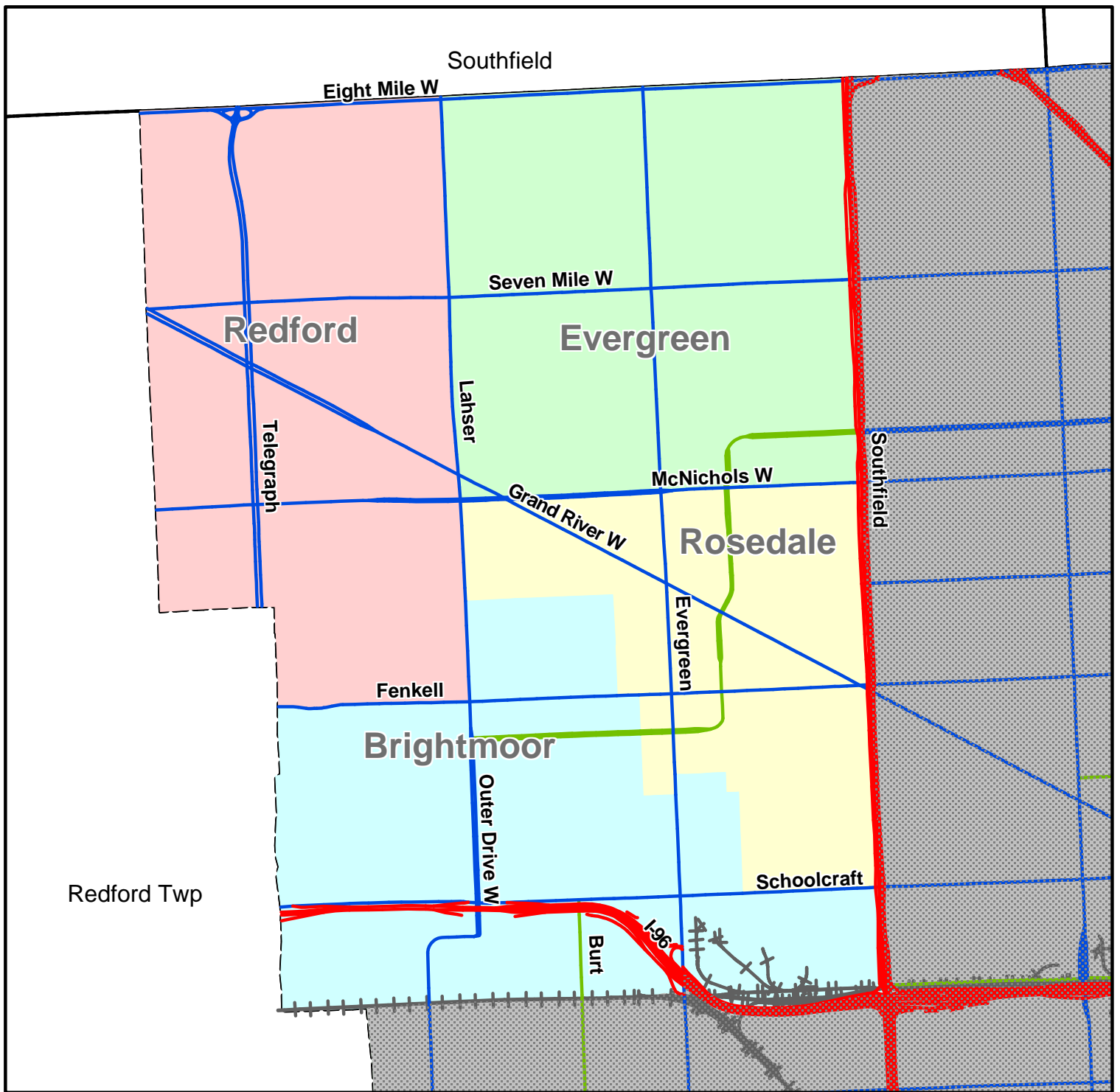# Cluster 8

Introduction

Cluster 8 is generally bounded by Eight Mile to the north, the Chesapeake and Ohio railway to the south, the Southfield Freeway (M-39) to the east, and the Redford Township city limits to the west. The cluster consists of four neighborhood areas: Brightmoor, Evergreen, Redford and Rosedale.

The stability of much of the cluster is reflected in the small loss of housing units between 1990 and 2000 compared with the rest of the City. The cluster has among the highest percent of home ownership; the value of the housing is also among the highest in the City, with over half the homes valued at more than $70,000.

Education plays an important role in household earnings; according to the 2000 Census, Cluster 8 has among the City's highest percentage of high school and college graduates. The cluster also has the highest percent of households with income over $50,000.
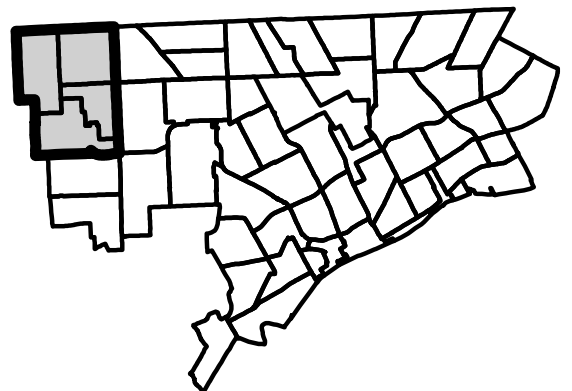
Southfield

Eight Mile W

Redford

Telegraph

Seven Mile W

Evergreen

Lahser

McNichols W

Grand River W

Rosedale

Southfield

Evergreen

Fenkell

Brightmoor

Outer Drive W

Redford Twp

Schoolcraft

Burt

I-96

Map 8A

**City of Detroit
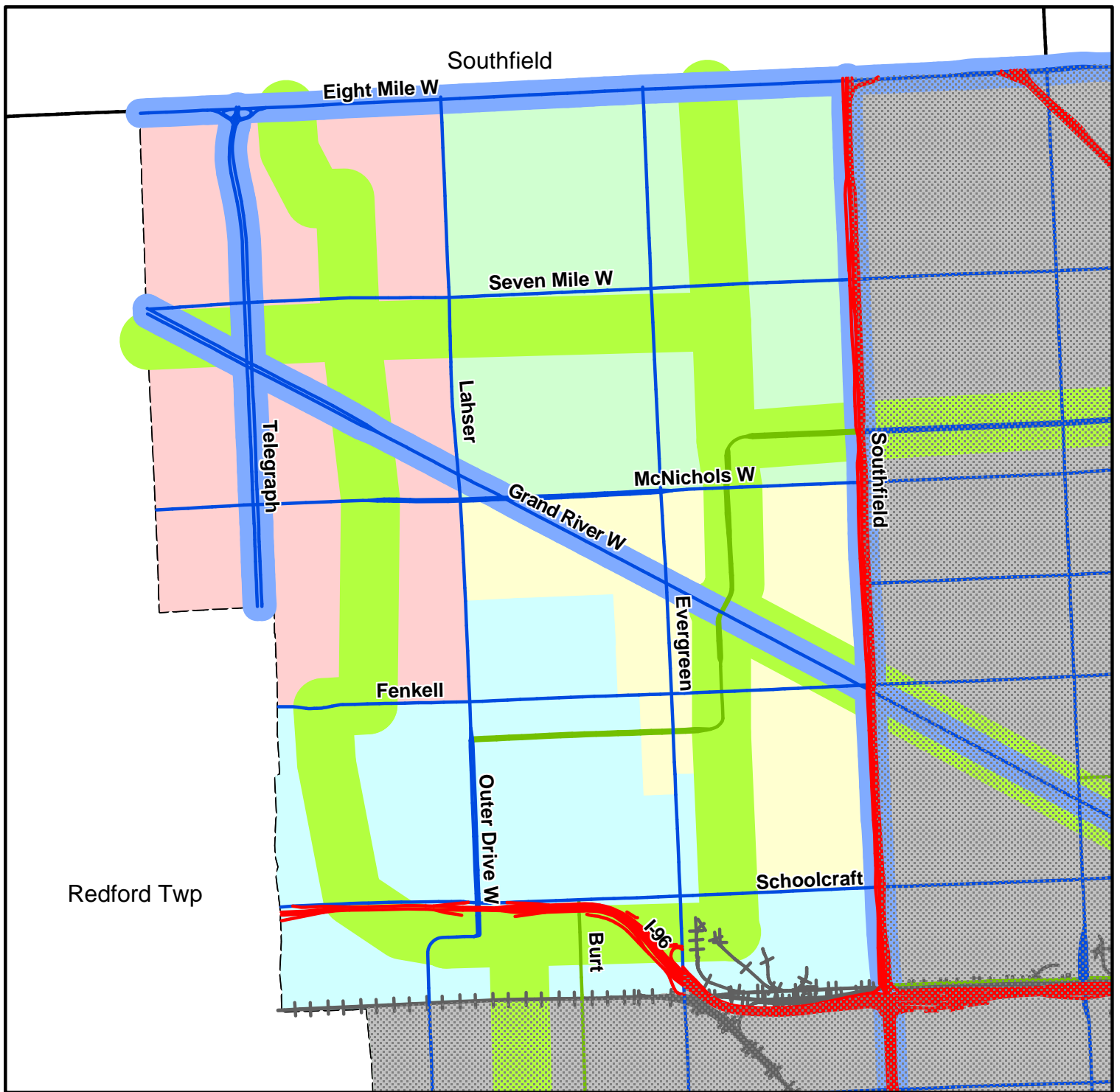Master Plan of
Policies**

Neighborhood Cluster 8

Neighborhood Index

Brightmoor
Evergreen
Redford
Rosedale

Southfield

Eight Mile W

Seven Mile W

Lahser

Telegraph

Grand River W

McNichols W

Evergreen

Southfield

Fenkell

Redford Twp

Outer Drive W

Schoolcraft

Burt

I-96

Transportation Network

Major Streets
Secondary Streets
Mass Transit Routes
Passenger Rail
Non-Motorized Route - Conceptual

Table 8

City of Detroit
Master Plan of Policies
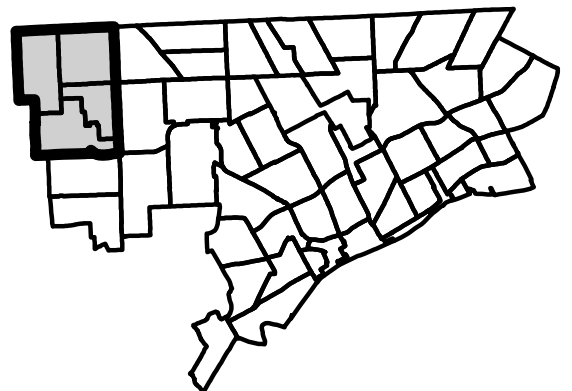
2000 Census - Demographic Profile

Neighborhood Cluster — 8

Total Population — 95,352

1990 Population	102,673
1990 to 2000 Change	-7,321
Percent Change	-7.13%

Race

White Only	11,814	12.39%
Black or African American Only	80,384	84.30%
American Indian and Alaska Native Only	385	0.40%
Asian Only	606	0.64%
Native Hawaiian and Other Pacific Islander Only	27	0.03%
Other Race Only	431	0.45%
Two or More Races	1,705	1.79%

Hispanic Origin

Hispanic Origin (Any Race)	864	0.91%
1990 Hispanic Origin	1,079	
1990 to 2000 Change	-215	
Percent Change	-19.93%	

Gender

Male	44,205	46.36%
Female	51,147	53.64%

Educational Attainment

Population 25 or older	56,265	59.01%
HS Graduate or Higher	44,394	78.90%
Assoc. Degree or Higher	12,410	22.06%

Age

Youth Population (Under 18 Years Old)	30,117	31.59%
1990 Youth Population	32,500	
1990 to 2000 Change	-2,383	
Percent Change	-7.33%	
0 to 4 Years Old	7,627	8.00%
5 to 10 Years Old	11,508	12.07%
11 to 13 Years Old	5,046	5.29%
14 to 17 Years Old	5,936	6.23%
18 to 24 Years Old	8,970	9.41%
25 to 44 Years Old	29,355	30.79%
45 to 64 Years Old	19,985	20.96%
65 Years Old and Older	6,925	7.26%

Households

Households	33,969	
Average Household Size	2.77	
Population in Group Quarters	1,264	1.33%
Population in Households	94,088	
Family Households	23,362	68.77%
Married Couple Family	11,263	48.21%
Female Householder Family	10,085	43.17%
One Person Households	9,052	26.65%

Housing Units

Housing Units	36,280	
1990 Housing Units	38,309	
1990 to 2000 Change	-2,029	
Percent Change	-5.30%	
Vacant Housing Units	2,353	6.49%
Occupied Housing Units	33,927	93.51%
Owner Occupied	21,882	64.50%
Renter Occupied	12,045	35.50%

Housing Value

Owner Occupied Units	20,923	
Less Than $15,000	669	3.20%
$15,000 to $29,999	954	4.56%
$30,000 to $49,999	2,208	10.55%
$50,000 to $69,999	4,382	20.94%
$70,000 to $99,999	7,069	33.79%
$100,000 to $199,999	5,218	24.94%
$200,000 or More	423	2.02%

Household Income

Less Than $10,000	4,775	14.06%
$10,000 to $14,999	2,125	6.26%
$15,000 to $24,999	4,539	13.36%
$25,000 to $34,999	4,298	12.65%
$35,000 to $49,999	5,399	15.89%
$50,000 to $74,999	6,370	18.75%
$75,000 or More	6,463	19.03%